



"Making a Difference"

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

MEETING DATE February 18, 2005	CONTACT/PHONE James Caruso - Project Manager (805) 781-5702	APPLICANT Santa Margarita Ranch LLC	FILE NO. COAL 02-0418 S020362L
SUBJECT Proposal by Santa Margarita Ranch LLC for a Lot Line Adjustment to adjust the lot lines between two (2) existing parcels of 5,478 acres and 119 acres each. The adjusted parcels will be 5,371 acres and 226 acres each. The project is located between US Highway 101 on the west, State Highway 58 and the Town of Santa Margarita on the north, Pozo Rd on the east, just south of the community of Santa Margarita. The site is in the Salinas River Planning Area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 02-0418 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption was issued on January 3, 2005.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Flood Hazard	ASSESSOR PARCEL NUMBER 070,094,001 and 070,251,013	SUPERVISOR DISTRICT(S) ⑤
PLANNING AREA STANDARDS: No Planning Area standards are applicable to this lot line adjustment			
EXISTING USES: Vineyards, grazing, ranch uses			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture/vineyards <i>East:</i> Agriculture/Vineyards <i>South:</i> Agriculture/grazing <i>West:</i> Agriculture/Grazing			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Santa Margarita Advisory Group, Public Works, Ag Commissioner			
TOPOGRAPHY: Relatively flat		VEGETATION: Vineyard; oaks; grasses	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: November 2, 2004	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two (2) legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
119 acres	226 acres
5,478 acres	5,371 acres

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to more closely border the extent of existing vineyards. The adjustment will configure the parcels to better the agricultural use. There is currently an agricultural cluster subdivision application on file that includes parcel 1, the larger parcel. This lot line adjustment will have no effect on that application.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Both parcel, after the adjustment will comply with minimum parcel size standards and the new boundary will more closely align with existing agricultural uses.

LEGAL LOT STATUS:

The two existing lots were legally created certificates of compliance.

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FINDINGS - EXHIBIT A

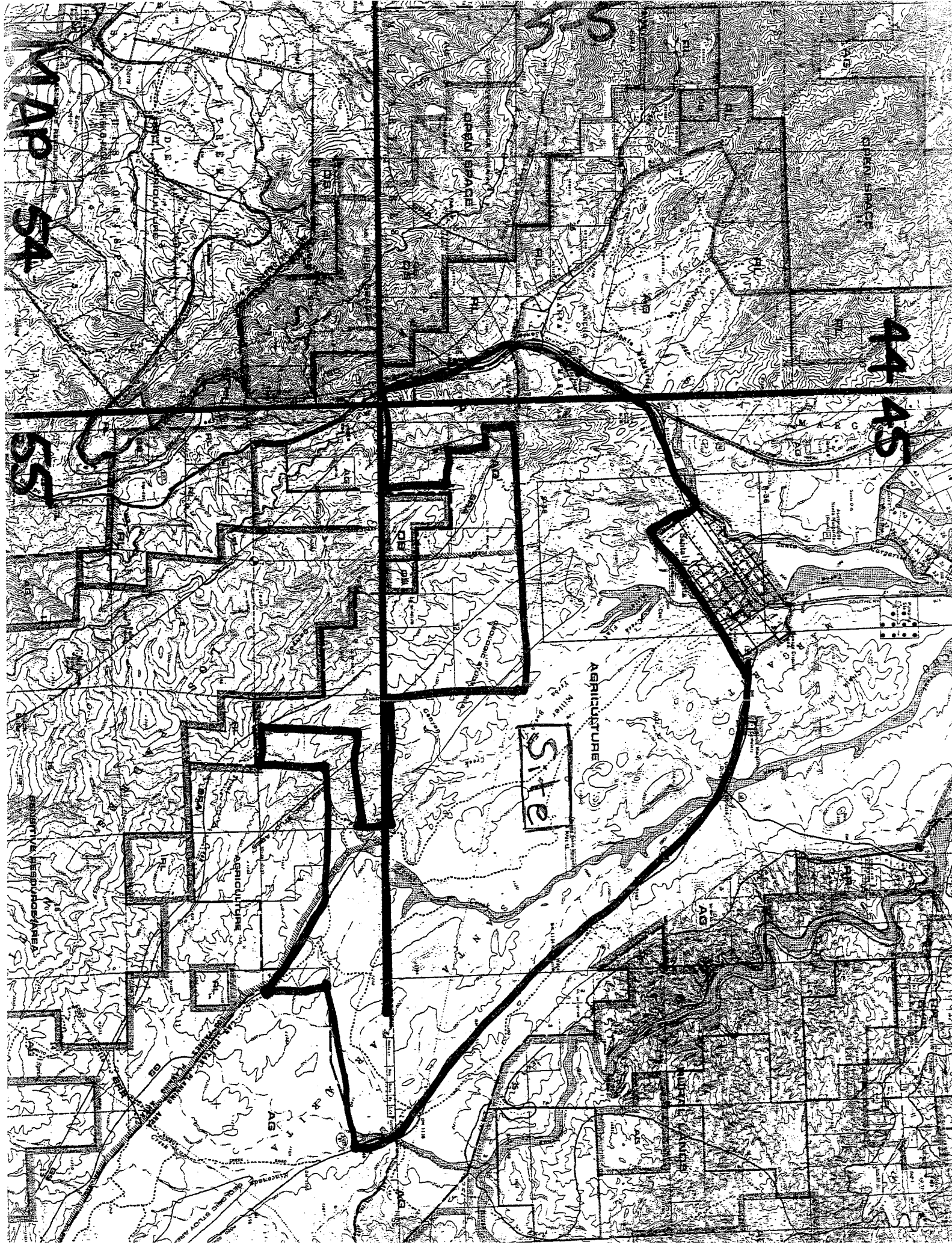
- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the proposed parcel configuration will more closely align parcel boundaries with existing agricultural uses.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because the proposed project is a minor lot line adjustment on lands under 20%.

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CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.

Staff report prepared by James Caruso, Senior Planner



Site

AGRICULTURE

OPEN SPACE

MAP 54

55

3-8

OPEN SPACE

4-5

AGRICULTURE

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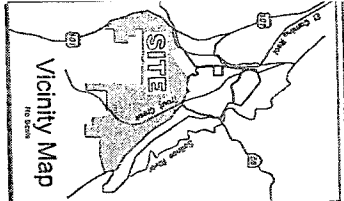
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DOC. 2001-075580

DOC. 2001-075581

LEGEND

- SECTION NUMBER
- BOUNDARY LINE
- NEW ADJUSTMENT LOT LINE
- LOT LINES TO BE DELETED
- CERTIFICATE OF COMPLIANCE

PARCEL	ADJUSTED	PROPOSED
2000-045057	1.18 AC.	1.18 AC.
2000-045058	1.18 AC.	1.18 AC.
2000-045059	1.18 AC.	1.18 AC.
2000-045060	1.18 AC.	1.18 AC.
2000-045061	1.18 AC.	1.18 AC.
2000-045062	1.18 AC.	1.18 AC.
2000-045063	1.18 AC.	1.18 AC.
2000-045064	1.18 AC.	1.18 AC.
2000-045065	1.18 AC.	1.18 AC.
2000-045066	1.18 AC.	1.18 AC.
2000-045067	1.18 AC.	1.18 AC.
2000-045068	1.18 AC.	1.18 AC.
2000-045069	1.18 AC.	1.18 AC.
2000-045070	1.18 AC.	1.18 AC.
2000-045071	1.18 AC.	1.18 AC.
2000-045072	1.18 AC.	1.18 AC.
2000-045073	1.18 AC.	1.18 AC.
2000-045074	1.18 AC.	1.18 AC.
2000-045075	1.18 AC.	1.18 AC.
2000-045076	1.18 AC.	1.18 AC.
2000-045077	1.18 AC.	1.18 AC.
2000-045078	1.18 AC.	1.18 AC.
2000-045079	1.18 AC.	1.18 AC.
2000-045080	1.18 AC.	1.18 AC.
2000-045081	1.18 AC.	1.18 AC.
2000-045082	1.18 AC.	1.18 AC.
2000-045083	1.18 AC.	1.18 AC.
2000-045084	1.18 AC.	1.18 AC.
2000-045085	1.18 AC.	1.18 AC.
2000-045086	1.18 AC.	1.18 AC.
2000-045087	1.18 AC.	1.18 AC.
2000-045088	1.18 AC.	1.18 AC.
2000-045089	1.18 AC.	1.18 AC.
2000-045090	1.18 AC.	1.18 AC.
2000-045091	1.18 AC.	1.18 AC.
2000-045092	1.18 AC.	1.18 AC.
2000-045093	1.18 AC.	1.18 AC.
2000-045094	1.18 AC.	1.18 AC.
2000-045095	1.18 AC.	1.18 AC.
2000-045096	1.18 AC.	1.18 AC.
2000-045097	1.18 AC.	1.18 AC.
2000-045098	1.18 AC.	1.18 AC.
2000-045099	1.18 AC.	1.18 AC.
2000-045100	1.18 AC.	1.18 AC.

DOC. 2001-075582

DOC. 2001-075585

DOC. 2001-075584
APN 070-084-001

PARCEL 1
3371 ACRES

U.S. 101

U.S. 101

EL CAMINO REAL

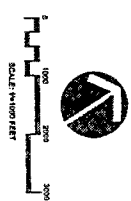
HWY 58

POZO ROAD

PROPOSED AND EXISTING PAR
CONFIGURATION

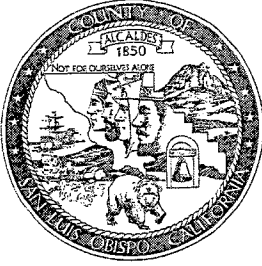
LOT LINE ADJUSTMEN
COAL 02-0418

SANTA MARGARITA RANCH
BEING A LOT LINE ADJUSTMENT OF THE PROPERTY
RECORDED AS 2128 O.R. 728 & DOC. NO. 2001-0295
IN THE UNINCORPORATED TERRITORY OF THE
COUNTY OF SAN LUIS OBISPO STATE OF CALIFORNIA



JOB NO. 228A.000 SHEET 1

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COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: December 16, 2004
TO: Mr. Caruso, Senior Planner
FROM: Lynda L. Auchinachie, Agriculture Department JA
SUBJECT: Santa Margarita Ranch Lot Line Adjustment S020362L (0967)

Comments

The Agriculture Department's review of the proposal to change the configuration of two existing parcels of approximately 5,478 and 119 acres to 5,371 and 226 acres each, located on the southern portion of Santa Margarita Ranch, is equal to the existing configuration. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.